

**Customer Full****Multi-Family-Duplex/Double**

**Status:** Active  
**List Number:** 221032861  
**Parcel #:** 010-013033 **Tax District:** 010  
**Use Code:**

**List Price:** \$400,000  
**Original List Price:** \$575,000  
**VT:**  
**Zoning:**

**For Sale:** Yes  
**Occupancy Rate:**  
**Gross Income:** 24,840  
**Total Op Expenses:** 0  
**Net Operating Income:** 24,840  
**Tax Abatement:** No **Abatement End Date:** **Tax Incentive:**  
**Taxes (Yrly):** 2,051 **Tax Year:** 2020 **School District:** COLUMBUS CSD 2503 FRA CO.  
**Assessment:**

**Exchange:** No  
**Mortgage Balance:**  
**Assoc/Condo Fee:**  
**Lot Size (Front):** 45 140  
**Acreage:** 0.14

**General Information**

**Short Address:** 767 Wager Street  
**Between Street (1):** Lisle Aly  
**Between Street (2):** Drake Aly  
**Dist To Intersxn:**

**City (Mailing Addr):** Columbus  
**County:** Franklin  
**Mult Parcels/Sch Dis:**  
**Complex:**

**Unit/Suite #:**  
**Corp LimitPerAuditor:** Columbus  
**Township:** None  
**Near Interchange:**  
**Zip Code:** 43206

**Unit Information**

	Efficiency	1 Bed	2 Bed	3 Bed	Other
<b># of Units</b>					
<b>Mo.Rent/Unit</b>					
<b># Units: 2</b>					
<b>Building Sqft: 2,400</b>					
<b># of Buildings:</b>		<b>Total Parking:</b>	<b># of Elevators:</b>	<b>Addl Acceptance Cond:</b> None Known	
<b>Year Built: 1900</b>		<b>Before 1978:</b> Yes	<b>Year Remodeled:</b>		

**Features**

**Air Conditioning:**  
**Alternate Uses:** Residential  
**Auction Info:** Auction/Online Bidding: No  
**Construction:**  
**Efficiency:**  
**Heat Fuel:**  
**Heating:**  
**Miscellaneous:** Basement; Security System  
**MLS Primary PhotoSrc:** Realtor Provided

**New Financing:**  
**Owner Pays:**  
**Other:**  
**Parking Type:** On Street  
**Pre-2012:**  
**Printing Services:**  
**Sale Info:**  
**Services Available:**  
**Sewer:**  
**Tenant Pays:** Electricity; Gas; Sewer; Trash Collection; Water

**Property Description**

Beautiful, well kept, updated, all brick duplex in the heart of Southern Orchards! It is minutes to new developments, freeways and other amenities! After tenant lease runs out, live in one unit or rent both. You have options. Property is currently 1/2 leased to a wonderful, professional tenant. Each side has 2 beds and 1 full bath. It produces \$2,070 / mo. fully rented which could be a great income for investor. Unit 767 has a master suite and bathroom in the refinished attic. Rooms are nice sized and spacious.

**Sold Info**

**Sold Date:** **DOM:** 32 **SP:**  
**Sold Non-MLS:** No  
**SrCns:** **SrAst:**

**Sold Non-MLS:** No

**September 21, 2021**

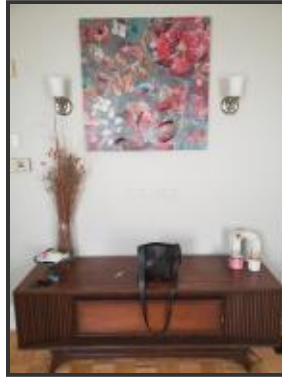
**Prepared by:** Andrew A Balalovski

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Tuesday, September 21, 2021 10:45 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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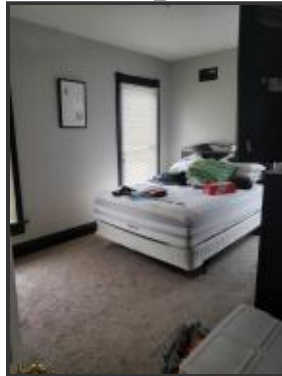
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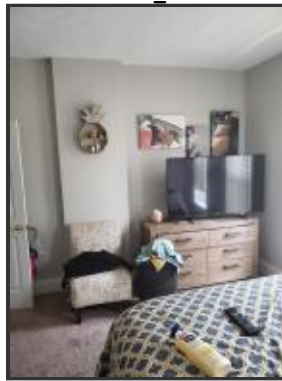
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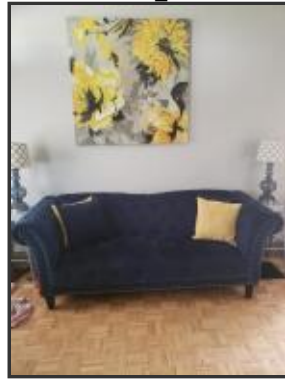
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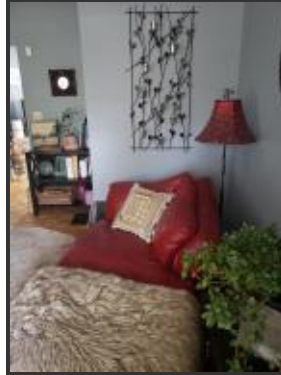
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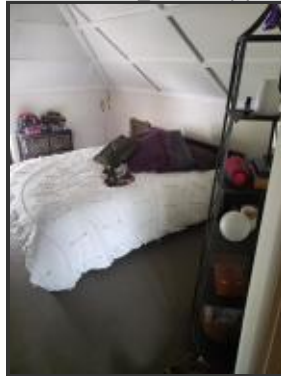
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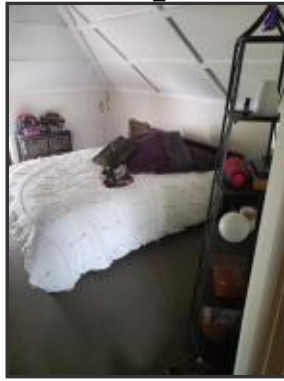
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20210813\_145622



20210813\_145719



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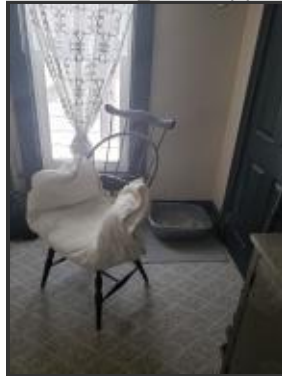
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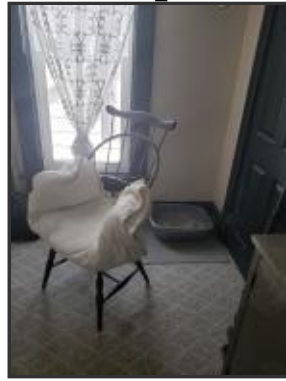
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